

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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Adam R. Burney
Land Use Director

Minutes
Informational Meeting
November 23, 2015
1 Main Street

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:35 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Chair D. McQuaid opened the Information Meeting with the reading of the statutory notice published in the Sentinel and Enterprise on November 16, 2015. The Information Meeting was to hear and discuss a site plan review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for an outdoor patio dining area and increased signage for the restaurant at 1 Main Street, Map 071, Parcel 0095.

Alan Wernick, 48 Holden Road, Shirley, MA, represented the applicant, Adam Wernick (son). The patio will come 12' (twelve feet) off the building and follow the length of the building for 50' (fifty feet). Signage will comply with the Village Center District, which becomes effective January 1, 2016. A. Wernick received a Special Permit from the Zoning Board of Appeals on October 5, 2015 for seasonal outdoor dining and an increase in signage as outlined in the proposed Village Center District Bylaw. The patio will be concrete slab, stamped to look like stone. There will be a 4' (four foot) high wrought iron/aluminum fence and soft lighting which will not be offensive to passing traffic. There will be an emergency gate in the fencing per the Fire Department. Police Chief J. Marino requested bollards be incorporated into the fencing on the street side. The compressors will be fenced off from the customers. No umbrellas or awning planned at this time.

The Board voiced concern with the patio, once built, not conforming to the dimensions noted on the application. A. Burney noted that the Board could require an as-built as one of the Conditions, or, once the patio is built, the Building/Zoning Official could inspect for conformance. The Board expressed to A. Wernick that he follow the dimensions noted in his application with property line offsets of thirteen (13'), sixteen (16') and twenty-one (21') feet. The Board brought forth that fact that the Zoning Board of Appeals Special Permit noted patio dimensions of 22' x 28', but would cede to the Planning Board's development plan review process for detailed data.

Discussion ensued regarding parking. Maximum occupancy is 97 persons with or without the patio; therefore, the addition of the patio does not increase the occupancy; it increase the seating options. The parcel on which the restaurant is located encompasses various tenants and uses, e.g., bank, post office, retail, with parking wrapping around the back all the way to Town Hall. There is also public parking on the street, by the Teen Center and across the street by the old primary school.

Tentative hours of operation will be 11:00 AM – 10:00 PM, Monday - Thursday and 11:00 AM – 11:00 PM on weekends. (Applicant received approval to 11:00 PM, Monday – Thursday, and 12:00 AM on weekends.) A. Wernick plans on adding 8-10 parking spaces at the rear of the building. K. Chenis noted that those spaces need to be striped.

The property owner, represented by Philip Arcidi, opined that the Village Center District allows plenty of parking options. With the bank expansion in 2002, more spaces were provided beyond what was required. There is no parking assigned to individual tenants. Under the Bylaw, 94 spaces are required and 110 are provided for the whole Village property to divide between various tenants/businesses.

The Board discussed the Conditions they wanted placed on the project.

- Any future lighting complies with the Village Center District Bylaw
- Patio dimensions of 12' by 50' with the offset dimensions as noted in the application packet
- Employee parking (minimum of six spaces) striped and marked as such
- Fencing be wrought iron or similar in appearance

A. Burney proposed that a plan delineating employee parking be submitted for the record.

Motion. K. Chenis, to approve with Conditions as noted above, Second, D. Prokowiew, all aye.

Decision to be prepared for Board endorsement.

Information Meeting closed 7:45 PM.

Documents used at meeting:
Site Plan Review Application, 1 Main Street